089.0	0001	0024.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	864,500	/	864,500
USE VALUE:	864,500	/	864,500
ASSESSED:	864,500	/	864,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		PINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEEFFE KATHLEEN A
Owner 2:	KEEFFE JOSEPH G JR
Owner 3:	
Street 1:	37 PINE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KEATING PATRICIA A/ TRUSTEE -
Owner 2:	CATHERINE J KEATING IRREVOCABL -
Street 1:	37 PINE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 2376 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5977.000	445,000		419,500	864,500
Total Card	0.137	445,000		419,500	864,500
Total Parcel	0.137	445,000		419,500	864,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.85 /Parcel: 363.85

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 56183

GIS Ref

GIS Ref

Insp Date 11/09/18

!7196!

PREVIOUS ASSESSMENT

Parcel ID 089.0-0001-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	445,000	0	5,977.	419,500	864,500		Year end	12/23/2021
2021	104	FV	424,800	0	5,977.	419,500	844,300		Year End Roll	12/10/2020
2020	104	FV	425,000	0	5,977.	419,500	844,500	844,500	Year End Roll	12/18/2019
2019	104	FV	331,400	0	5,977.	425,500	756,900	756,900	Year End Roll	1/3/2019
2018	104	FV	331,400	0	5,977.	317,600	649,000	649,000	Year End Roll	12/20/2017
2017	104	FV	310,800	0	5,977.	287,700	598,500	598,500	Year End Roll	1/3/2017
2016	104	FV	310,800	0	5,977.	275,700	586,500	586,500	Year End	1/4/2016
2015	104	FV	276,800	0	5,977.	233,700	510,500	510,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:10:54

LAST REV

Date	Time
11/23/21	13:30:46
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7196

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEATING PATRICI	79069-335	1	11/3/2021	Family	831,533	No	No		
KEATING CATHERI	68258-117		10/24/2016	Convenience	10	No	No		Catherine J Keating dod 5/12/2020
KEATING CATHERI	68258-111		10/24/2016	Convenience	10	No	No		
	8702-99		4/13/1956	Family		No	No		N

USER DEFINED

Prior Id # 1:	56183
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/8/2015	307	Re-Roof	12,200					Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
5/27/2015	External Ins	PC	PHIL C
3/31/2009	Meas/Inspect	189	PATRIOT
10/27/2000	Hearing N/C	201	PATRIOT
4/13/2000	Inspected	264	PATRIOT
1/20/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5977		Sq. Ft.	Site		0	70.	1.00	5									419,515						419,500	

Total AC/HA:	0.13721	Total SF/SM:	5977	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	419,515	Spl Credit		Total:	419,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.14715910
Const Adj.:	0.98000199
Adj $ / SQ:	202.359
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	644975
Depreciation:	199942
Depreciated Total:	445033

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

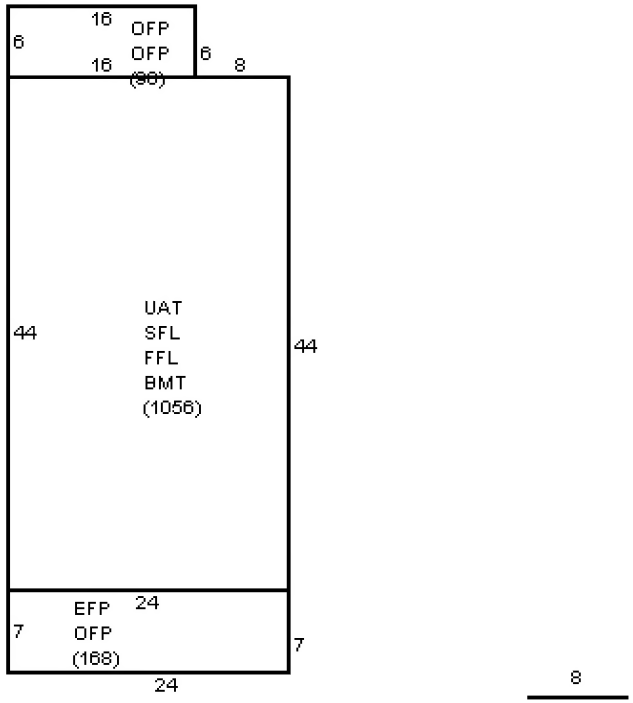
No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	202.36
Special Features:	0	Val/Su Net:	112.37
Final Total:	445000	Val/Su SzAd	210.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,056	60.710	64,107
FFL	First Floor	1,056	202.360	213,691
SFL	Second Floor	1,056	202.360	213,691
OFP	Open Porch	360	20.660	7,438
UAT	Upper Attic	264	141.650	37,396
EFP	Enclos Porch	168	42.560	7,150

	Net Sketched Area:	3,960	Total:	543,473	
Size Ad	2112	Gross Area	4752	FinArea	2376

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 089.0-0001-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2008	0.00	T	8.8	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc